

**Commission for Historical and Architectural Preservation
Meeting Minutes
November 9, 2022***

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:06 on November 9, 2022.

1. **ROLL CALL** – This meeting was chaired by Spikes. Roll was called and the following commissioners were in attendance:

	Present	Absent
Harry Spikes, Chair	X	
Nichole Battle	X	
John Bullock	X	
Jill Dennis	X	
Kate Edwards	X	
Katherine Good	X	
Sara Langmead	X	
Kuo Pao Lian	X	
Peter Morrill	X	
Ann Powell	X	
Garrett Power	X	
Gary Rodwell	X	
Mayra Mendelev	X	

2. **APPROVAL OF MINUTES FOR October 11th, 2022**

Motion made by:	Good
Seconded by:	Rodwell
Commission Vote: Approve	

	For	Against	Abstain	Absent
Harry Spikes, Chair				
Nichole Battle	x			
John Bullock	x			
Jill Dennis	x			
Kate Edwards	x			
Katherine Good	x			
Sara Langmead	x			
Kuo Pao Lian	x			
Peter Morrill	x			
Ann Powell	x			
Garrett Power	x			
Gary Rodwell	x			
Mayra Mendelev	x			
Total	12			

3. CONSENT AGENDA

Request: Applicant: Staff Reviewer: Staff Recommendation:	Park Heights National Register Nomination Certified Local Government (CLG) Review of National Register Nomination Maryland Historical Trust Eddie Leon The designation meets the criteria. See Staff Report.
Motion made by:	Langmead
Seconded by:	Dennis
Motion:	Approval

		For	Against	Abstain	Absent
Harry	Spikes, Chair				
Nichole	Battle	x			
John	Bullock	x			
Jill	Dennis	x			
Kate	Edwards	x			
Katherine	Good	x			
Sara	Langmead	x			
Kuo Pao	Lian	x			
Peter	Morrill	x			
Ann	Powell	x			
Garrett	Power	x			
Gary	Rodwell	x			
Mayra	Mendelev	x			
	Total	12			

4. City Council Bill #22-0287 – Real Estate Practices - Disclosures - Historic Districts

Request:	Review and Respond to the City Council Bill.
Applicant:	Councilmembers Bullock, Middleton, Torrence, Dorsey, Conway, Burnett, Schleifer, Ramos, Porter, Glover, Cohen at the request of the Commission for Historical and Architectural Preservation
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Submit a report recommending approval to the City Council; amend to include Baltimore City Landmarks. See Staff Report.
Additional Speakers:	Johns Hopkins
Motion made by:	Bullock
Seconded by:	Morrill and Dennis
Motion:	Approve

		For	Against	Abstain	Absent
Harry Spikes, Chair					
Nichole Battle		x			
John Bullock		x			
Jill Dennis		x			
Kate Edwards		x			
Katherine Good		x			
Sara Langmead		x			
Kuo Pao Lian		x			
Peter Morrill		x			
Ann Powell		x			
Garrett Power		x			
Gary Rodwell		x			
Mayra Mendeleev		x			
Total		12			

5. 517 South Broadway (Fells Point Historic District)

Request:	Construct 5 story building with full lot coverage
Applicant:	Chasen Development
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with conditions. See Staff Report.
Additional Speakers:	Nate Pretl, Justin Seto
Motion made by:	Bullock
Seconded by:	Battle
Motion:	<p>Concept approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Investigate making Register Street side doors operable 2. Incorporate motion from previous June hearing, regarding Broadway facade

		For	Against	Abstain	Absent
Harry	Spikes, Chair				
Nichole	Battle	x			
John	Bullock	x			
Jill	Dennis	xx			
Kate	Edwards	x			
Katherine	Good	x			
Sara	Langmead	x			
Kuo Pao	Lian	x			
Peter	Morrill	x			
Ann	Powell	x			
Garrett	Power	x			
Gary	Rodwell	x			
Mayra	Mendelev	x			

Total

12			
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6. 1024 Light Street (Federal Hill Historic District)

Request:	Construct side addition and 2nd-story rear addition
Applicant:	Key Tech (Owner), Quinn Evans (Architect)
Staff Presenter:	Tyriq Charleus
Staff Recommendation:	Approval with Conditions. See Staff Report.
Additional Speakers:	Ethan Marchant
Motion made by:	Rodwell
Seconded by:	Dennis
Motion:	<p>Approve staff recommendation: Approve project with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant obtains approval for paint on storefront from CHAP staff; 2. Retain 2-story South Elevation historic windows and window openings in their entirety except at 2 locations intended to become door openings. Salvage brick, store in a safe location, and tag for re-installation; 3. Final details to return to CHAP staff.

Harry Spikes, Chair
 Nichole Battle
 John Bullock
 Jill Dennis

For	Against	Abstain	Absent
x			
			x
x			

Kate	Edwards	x			
Katherine	Good	x			
Sara	Langmead				x
Kuo Pao	Lian	x			
Peter	Morrill	x			
Ann	Powell	x			
Garrett	Power	x			
Gary	Rodwell	x			
Mayra	Mendelev	x			
	Total	10			

7. 1920 Eutaw Place (Bolton Hill Historic District)

Request:	Construct 3 story rear addition and basement egress windows on façade
Applicant:	Income One, LLC (owner), Adam Carballo (architect)
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval of rear addition with conditions; disapproval of basement egress windows. See Staff report.
Additional Speakers:	Adam Carballo
Motion made by:	Powell
Seconded by:	Good
Motion:	Approve roof deck. Disapprove rear addition as proposed. Disapprove egress windows on Eutaw Street Façade. Consider revising the massing of the addition to better replicate precedent of neighborhood.

		For	Against	Abstain	Absent
Harry	Spikes, Chair				
Nichole	Battle	x			
John	Bullock				x

Jill Dennis
 Kate Edwards
 Katherine Good
 Sara Langmead
 Kuo Pao Lian
 Peter Morrill
 Ann Powell
 Garrett Power
 Gary Rodwell
 Mayra Mendeleev
Total

x			
x			
x			
x			
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x			
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7	4		1

Adjourn: 3:15 p.m.